

MHC STAFF REPORT SUMMARY: 07/28/21

Pursuant to SMC 25.24.070, the Commission shall consider whether the proposal proposed in an application for a certificate of approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

072821.2 **USE** MHC 105/21

072821.21 El Callejon
1914 Post Alley, Alaska Trade Building
Julio Rodriguez, Business Owner

Proposal for new business consisting of restaurant, bar, and lounge music. To be operated by El Callejon LLC owned by Julio Rodriguez (100%).

Relevant Background:

- Zone 3, all street level, all uses permitted.
- Current use: vacant. Previous use was Cantina de San Patricio: food (e)
- New use would be food (e)
- Space is 2,300 square feet.
- Proposed ownership structure: LLC owned by Julio Rodriguez (100%).
- Owner financial affiliations: None
- Owner operator: Julio Rodriguez to be onsite regularly for day to day operations.
- Business hours: Wednesday – Sunday. Opening: 12 pm. Closing: 11 pm – 1:30 am depending on day

Exhibits:

- Location
- Applicants' statements
- Floor plan
- Sample menu
- El Callejon LLC documentation

Relevant Guidelines

2.1 General Principles for Use in the Market – No immediate conflicts cited

2.7 New Uses and Businesses

2.7.1 Permitted Uses – Appears to be a permitted use without limiting criteria of 2.7.1 (a),(b), or (c).

072821.3 **DESIGN**

072821.31 El Callejon
1914 Post Alley, Alaska Trade Building
Julio Rodriguez, Business Owner

Proposal for interior alterations, exterior blade sign, exterior painting.

Exhibits:

- Photos of existing conditions
- Floor plan
- Color samples
- Materials information
- Signage

Relevant Guidelines

3.1 General Principles for Design in the Market – no immediate conflicts cited

3.4 Design of Individual Business Spaces

3.4.2 Interior Finishes

(a) Ceilings and walls should be light in color and should not incorporate unusual effects...Proposed ceiling color is dark

3.5 Lighting – Pending final interior lighting fixture details.

3.6 Signs – Pending final blade signage details.